| 151.0 | 0004 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 834,400 / 834,400 |
| | | | | | USE VALUE: | 834,400 / 834,400 |
| | | | | | ASSESSED: | 834,400 / 834,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 38 | | BUENA VISTA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | AMANO YOSHIHISA K |
| Owner 2: | AMANO KATHRYN |
| Owner 3: | |
| Street 1: | 38 BUENA VISTA ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | COE DAVID B - |
| Owner 2: | HOADLEY SUE A - |
| Street 1: | 38 BUENA VISTA ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 5,217 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Wood Shingle Exterior and 1154 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5217.000 | 369,900 | 3,300 | 461,200 | 834,400 |
| Total Card | 0.120 | 369,900 | 3,300 | 461,200 | 834,400 |
| Total Parcel | 0.120 | 369,900 | 3,300 | 461,200 | 834,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 723.05 | /Parcel: 723.0

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 151.0-0004-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 369,900 | 3300 | 5,217. | 461,200 | 834,400 | 834,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 304,000 | 3300 | 5,217. | 432,400 | 739,700 | 739,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 304,000 | 3300 | 5,217. | 357,400 | 664,700 | 664,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 304,000 | 3300 | 5,217. | 328,600 | 635,900 | 635,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 304,000 | 3300 | 5,217. | 299,800 | 607,100 | 607,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 168,500 | 3300 | 5,217. | 294,000 | 465,800 | 465,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 168,500 | 3300 | 5,217. | 273,300 | 445,100 | 445,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 168,500 | 3300 | 5,217. | 260,000 | 431,800 | 431,800 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| COE DAVID B | 44440-333 | | 1/7/2005 | | 410,000 | No | No | | |
| GUISE CHARLES | 28099-252 | | 1/22/1998 | | 215,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/25/2014 | 1608 | Renovate | 251,966 | | | | | Remodel kitchen an |
| 12/2/2004 | 1152 | Manual | 2,000 | C | | | | NEW FTINGS ON EXIS |
| 10/18/2000 | 853 | Wood Dec | 10,000 | C | | | | 12X16 WOOD DECK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/16/2015 | Permit Insp | PC | PHIL C |
| 11/19/2008 | Meas/Inspect | 336 | PATRIOT |
| 6/23/2005 | MLS | HC | Helen Chinal |
| 12/17/1999 | Inspected | 263 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 263 | PATRIOT |
| 7/20/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5217 | | Sq. Ft. | Site | | 0 | 80. | 1.11 | 9 | | | | | | | | | 461,208 | | | | | | 461,200 | |

Total AC/HA: 0.11977 | Total SF/SM: 5217 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 461,208 | Spl Credit | Total: 461,200

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:00:18 |

## LAST REV

| Date | Time |
|---|---|
| 06/01/16 | 08:11:49 |

ekelly

PAT ACCT. 11873

User Acct: 100349
GIS Ref:
GIS Ref:
Insp Date: 11/19/08

!11873!

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 100349 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Patriot Properties Inc.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 175.482 |
| Other Features: | 120000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 387688 |
| Depreciation: | 17834 |
| Depreciated Total: | 369854 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 2 | HB | 2 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | M |
| Totals | | | |
| 1 | 5 | 2 | |

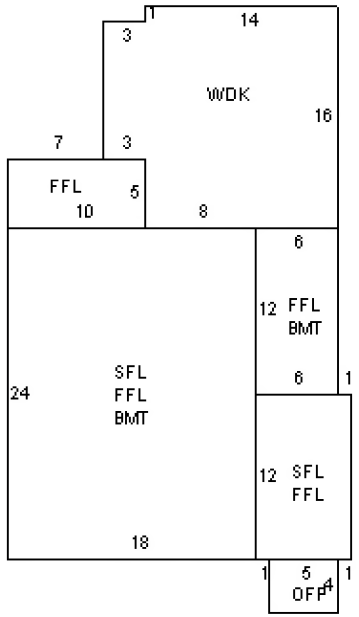
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 193.03 |
| Special Features: | 0 | Val/Su Net: | 191.46 |
| Final Total: | 369900 | Val/Su SzAd | 320.54 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 638 | 175.480 | 111,958 |
| SFL | Second Floor | 516 | 175.480 | 90,549 |
| BMT | Basement | 504 | 52.640 | 26,533 |
| WDK | Deck | 254 | 9.940 | 2,524 |
| OFP | Open Porch | 20 | 44.000 | 880 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,932 | | | Total: | 232,444 |
| Size Ad | 1154 | Gross Are | 1932 | FinArea | 1154 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 151.0-0004-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1940 | 27.50 | T | 40 | 101 | | | 3,300 | | | 3,300 |

| More: | N | Total Yard Items: | 3,300 | Total Special Featues: | | Total: | 3,300 |
|---|---|---|---|---|---|---|---|